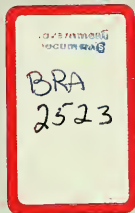
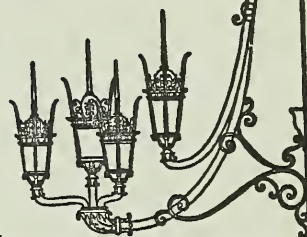


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# Dudley Square Business District



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## STRATEGY



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# ROXBURY

## DUDLEY SQUARE BUSINESS DISTRICT





## Dudley Square Business District Preliminary Work Program

The Neighborhood Housing and Development Department of the BRA has drafted a preliminary work program proposed to be carried out for the Dudley Square Commercial Area.

Working with the Dudley business interests, the overall purpose of the study is to formulate an economic development strategy for the Dudley commercial area.

The following objectives are suggested for the study, with other objectives to be established based upon suggestions from the Dudley merchants and business interests.

1. Stimulate the revitalization and rehabilitation of existing neighborhood businesses in the Dudley commercial area, and introduce opportunities for new commercial development and investment.
2. Improve the overall appearance, convenience, safety and image of the Dudley commercial area.
3. Develop short range proposals for immediate funding and implementation from (a) Parcel 18 community benefit opportunities; (b) Neighborhood Development Bank; and (c) City Capital Improvement Program. Proposals will include critical public infrastructure upgrading, public amenities, and financial incentives for priority development projects.
4. Develop longer range proposals for future discussion and implementation through a variety of local, state and federal funding and assistance programs.
5. Encourage participation in development of the proposals through review by Dudley merchants and the Neighborhood Council.

### DUDLEY WORK TASKS, STAFFING AND SCHEDULE

Work tasks are suggested which include work currently underway, and additional tasks proposed.

The work tasks are organized into three groups, each group resulting in a specific product or products which are outlined on the following pages.

The first group of work tasks consist of basic data gathering, field surveys, data analysis. The product of these efforts consist of a summary report and, based upon an analysis of the needs and opportunities within the Dudley commercial area, a set of preliminary recommendations for immediate implementation.



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<http://www.archive.org/details/dudleysquarebusi00bost>



The second group of work tasks consists primarily of staff analysis of alternative planning and urban design programs for the Dudley commercial area. The product of these tasks will consist of a summary report outlining these alternatives, a preliminary physical and urban design plan.

The third group of work tasks consist of preparation of a preliminary report for presentation and implementation program for broader community discussion and review. The implementation program will include proposals for public improvements, economic development strategy and zoning proposals under the Roxbury IPOD.

A summary of tasks and milestones follows:

#### MILESTONE I - NEEDS AND OPPORTUNITIES

##### SUMMARY OF FIELD DATA AND ANALYSIS, INTERIM ECONOMIC DEVELOPMENT RECOMMENDATIONS, NEXT STEPS.

- |             |  |
|-------------|--|
| <u>Task</u> | <u>Dudley Background and Reference Literature.</u> Collect, summarize, and make available to staff. (Currently underway).  |
| <u>Task</u> | <u>Mapping and Graphics.</u> Prepare base maps, context maps and other graphics suitable for field surveys, presentations, and report purposes (currently underway). |
| <u>Task</u> | <u>Field Survey and Data Gathering.</u> Organize survey format, maps, and staff teams to undertake one day field survey charrette.                                   |
| <u>Task</u> | <u>Data Analysis.</u> Prepare team reports of survey information, mapping and analysis of data and present to staff.   |
| <u>Task</u> | <u>Dudley Merchants &amp; Businessmen.</u> Review preliminary findings with Dudley businessmen, and property owners.   |

#### MILESTONE II - PHYSICAL PLAN

##### DRAFT RECOMMENDATIONS -- SHORT AND LONG RANGE, NEXT STEPS

- |             |   |
|-------------|---|
| <u>Task</u> | <u>Dudley Development Plan.</u> Alternative development, urban design, zoning and funding strategies for the Dudley commercial area; marketing opportunities and strategies. Preparation of Draft Recommendations, and review with Dudley merchants and business interests. |
|-------------|---|





MILESTONE III - DUDLEY DEVELOPMENT PROGRAM

DUDLEY ECONOMIC DEVELOPMENT PROGRAM, FUNDING AND IMPLEMENTATION

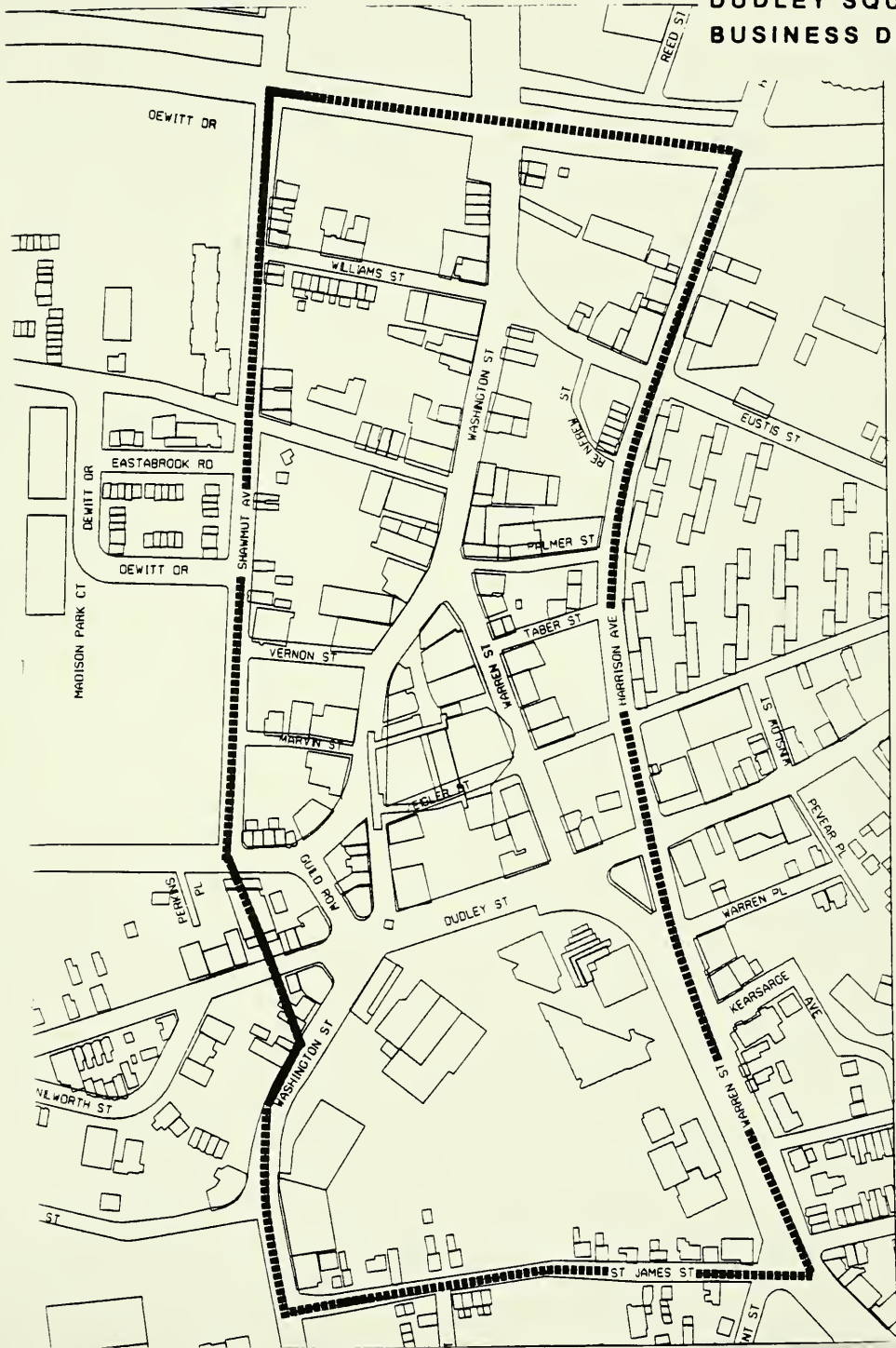
Task            Implementation Program

Task            Draft Report. Prepare Draft Report for presentation,  
community discussion and review.



# ROXBURY

## DUDLEY SQUARE BUSINESS DISTRICT









M E M O R A N D U M

TO: Dudley Square Business District Team

FROM: Owen Donnelly

DATE: February 15, 1989

SUBJECT: Next Project Meeting

The next meeting of the project team will be on Friday, February 17th, at 2 p.m. in the planning conference room.

The purpose of the meeting is indicated by the agenda which follows.

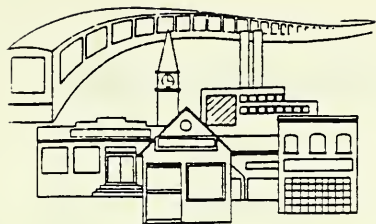
- o General Up-date: Donnelly
  - Perez meeting 12/30
  - Dudley Terminal Merchants Association meeting 2/6
  - Property owners meeting 2/22
- o Current Issues: Donnelly
- o Status Reports on Task Assignments (see my memo of 1/12 for responsibilities)
  - Task 1: Background Information
  - Task 2: Base Maps
  - Task 3: Merchants Meeting
  - Task 4: Field Surveys

Enclosed for your information are materials relating to the recent merchants meeting.

Distribution: Baker, Burns, d'Amato, Erickson, Huang, Johnson, McGilvray, Smith, Wilson, Zeigler, Zeipe







DUDLEY TERMINAL  
MERCHANTS ASSOCIATION, INC.

P.O. BOX 715

ROXBURY, MA 02119

Dudley Terminal Shopping Center

"For a Better Roxbury"

Dear Dudley Merchant:

I wish to communicate with you through this letter about a matter of importance to all merchants in the Dudley Square commercial district.

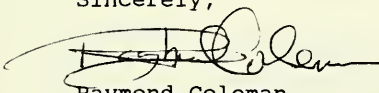
At a meeting of the Dudley Terminal Merchants Association last Wednesday evening, February 8th, staff of the Boston Redevelopment Authority (BRA) discussed a proposal for planning physical improvements to the Dudley business district and for possible rezoning of the area as well.

Anthony Williams and Owen Donnelly, representing the BRA, briefly outlined a three phased planning program and reviewed the status of a number of projects to be undertaken in and around the Dudley area. The planning document and the projects summary are enclosed for your information. Further, they sought our participation in and support of the planning to be carried out.

The sense of the merchants at the meeting was that although there have been unfulfilled promises in the past from the City, what the BRA is proposing has merit and that the merchants ought to support and work with the BRA on this program.

I encourage you to review the enclosed materials and join with the Dudley Terminal Merchants Association in working with the BRA for the betterment of the Dudley area. Planners from the BRA will be in our area from time to time in the next several weeks undertaking surveys as a first step in the planning process. As the work progresses you will be notified of the next meeting between the Dudley Terminal Merchants Association and BRA staff. In the meantime, if you have questions don't hesitate to call Owen Donnelly at 722-4300.

Sincerely,

  
Raymond Coleman  
President

MBTA -

- ELECTRIC BUSSES preferred -  
Dudley - out to Warren

MBTA - 3 millow context - Demolish selected parts  
of BLD. - reserve more historic parts for  
on grade bus shelters.

merchants prefer some m<sup>ts</sup> use for  
the terminal but insist on a parking  
park.

Leon + merchant may drawings of  
terminal

RED OAK - check

Roxbury highland - nominated to  
NATIONAL HISTORIC  
district

needs connections to John Eliot

Post office is delayed by parking  
storage (in basement) AND cost. (11 million)  
Postoff. ext<sup>n</sup> must work out parking

## MAPS

1) context

1:200 scale - done

2) 1:200 scale - IPOD

3) 1:40 - Peter Reitz updated

1:40 - computer maps available

out-line - needed

1) Public open space

2) infrastructure -

only 50 transportation

how much space

on street  
parking  
# spaces

1:400 scale

1:400 scale

1:400

1:400

1:400

1:400

1:400

M E M O R A N D U M

TO: The File

FROM: Owen Donnelly

DATE: February 13, 1989

SUBJECT: Summary of Meeting with the Dudley Terminal Merchants Association

On Wednesday, February 9th, at 6:00 p.m. BRA staff met with the Dudley Terminal Merchants Association at the Dudley Site Office. The purpose of the meeting was to have the BRA present a proposal for undertaking improvements to the Dudley Square business district through a planning program.

Present from the BRA were:

Anthony Williams  
Owen Donnelly  
Josephine Thompson  
Marta DeJesus  
Laval Wilson, Jr.

The list of merchants who attended is attached.

The BRA staff started their presentation by suggesting that the Dudley Square business area had been too long neglected and that with the major changes occurring in the area it was important that a business district plan be prepared with the active involvement of the Dudley Terminal Merchants Association. The purpose of the planning would be to make physical improvements to the business district, to study whether the existing permanent zoning should be modified under the Roxbury IPOD program, and to maximize the benefits to the Dudley Square area that might be derived from proposed projects in the area. A three phased process was proposed (handout attached). In addition the status of projects in the area was reviewed as background information (handout attached). At the close of their presentation, the BRA staff emphasized the importance of the merchants supporting and participating in planning for Dudley.

In general, the initial response from the merchants was that the City had made promises in the past which were not fulfilled. There was a good deal of animated discussion between merchants around this point. All agreed that it was true but some preferred to make the point that it was time to move forward and not dwell too much on the past. Mistern Coleman, Calvey, Bass, and Abdal-Khallog and others expressed their views on this issue.



Dr. Robinson directed the discussion toward a more detailed review of the status of projects in the area. Questions were asked about the new Post Office and Parcel P-3. Concern was raised about P-3 taking office and retail uses away from the Dudley business district. BRA staff said that P-3 & Parcel 18 projects are aimed at the downtown and regional office markets in which Dudley doesn't compete. It was suggested that if some of the downtown market could be brought to the area there would be benefits to the Dudley area particularly if improvements are made.

Mr. Calvey also observed that a supermarket should have been built on the Morgan Memorial site.

At the conclusion of the meeting, the merchants expressed their willingness to support and work with the BRA. It was agreed that a letter would be sent by the Dudley Terminal Merchants Association under President Raymond Coleman's signature to all Dudley Merchants asking them to support and join in the effort. The letter would also inform all merchants that BRA staff will be in the area undertaking surveys and collecting data.





Dudley Merchants Association Meeting Attendance 2-8-89

1. John Nicholas, PFD  
15 Beacon Street  
Boston, Mass  
720-4300
2. Charles J. Calvey  
34 Warren Street  
Roxbury, Ma 0219  
442 8181
3. Fred Davis H&F Incorporation  
2241 Washington Street  
Roxbury, Mass 02119
4. Dr. Byron Robinson  
Dental Office  
2371 Washington Street  
Roxbury, Mass 02119  
442-9800
5. Lula Drain  
Drain House of Style  
2385 Washington Street  
Roxbury, Mass 02119  
442-3875
6. Caroline Boles  
Tea House  
2131 Washington Street  
Roxbury, Mass 02119  
442-6813
7. Raymond Coleman  
P.O.613  
Roxbury, Mass 02119  
442-7600
8. Walter Joe Bass  
37-51 Roxbury Street  
Roxbury, Mass 02119
9. Yakab Abdal-Khallaq  
P.O.Box C  
Roxbury, Mass 02119  
442-2622
10. Peggy Durcan  
Biarrity Lounge  
Roxbury, Mass 02119  
445-6761

RON Gary & Associate



Projects Underway in the Dudley Business  
District Area as of January 1989

1. PROJECT: Washington Street reconstruction from Dudley Street to Forest Hills.

SPONSOR: MBTA is in charge of designing the street improvements. State DPW will construct the improvements.

SCHEDULE: Design is underway and will be completed in Fall 1989. Construction period Spring 1990-1992.

FUNDING: Cost estimate is \$12 million from State and Federal funds.
2. PROJECT: Washington Street Reconstruction from Dudley Street to Herald Street.

SPONSOR: MBTA will design the construction plans in conjunction with the choice of Orange Line replacement service.

SCHEDULE: Design and construction period is estimated to be 1989-95.

FUNDING: Cost estimate is \$12 million from State and Federal funds.
3. PROJECT: Widening and reconstruction of New Dudley Street to Washington Street. Project includes extending Shawmut Avenue to Washington Street.

SPONSOR: BRA is doing project design. State DPW is acquiring property for additional right of way and will undertake project construction.

SCHEDULE: Construction can't be undertaken until the post office moves into its new facility across the street. Design and right of way acquisition will proceed so that construction can start in Spring 1992 after the post office relocates.

FUNDING: Design - \$400,000 from City funds. Construction \$3,000,000 from Federal and State funds.

4. PROJECT: Development of Parcel P-3, a 6.78 acre site located at the intersection of Tremont Street and Whittier Street across from Ruggles Station. The development program calls for 629,000 square feet as office space, 31,000 square feet retail space and 430 parking spaces constructed in two phases. The site will contain 3,000 permanent jobs.

SPONSOR: BRA owns the site and has designated the National Center for Afro American Artists as developer. A co-developer will be chosen sometime in 1989.

SCHEDULE: Construction of Phase I of the development is estimated to start in mid-1990.

FUNDING: Private funds will be the primary source of funding. Total cost is estimated to be \$125 million.

5. PROJECT: Parcel 18 is a 5.6 acre site located adjacent to Ruggles Station at the intersection of Ruggles and Tremont Street. The development program calls for 600,000 square feet of office space, 25,000 square feet of retail space, a 150-200 room hotel and a 1,000 space underground garage. The site will contain 3,000 permanent jobs.

SPONSOR: City of Boston, BRA, MBTA and the Commonwealth of Massachusetts.

SCHEDULE: Initial construction is estimated to start in late 1989.

FUNDING: The total development cost is estimated to be \$200 million. A combination of private and public funds will be used.

RET. 0

6. PROJECT: Douglass Plaza is a mixed use, mixed income development located on a 4-acre site bounded by Tremont Street, Columbus Avenue, Camden Street, and Davenport Street in the Lower Roxbury/South End area. The project contains 163 housing units and 7,000 square feet of commercial space.

SPONSOR: BRA has designated Douglass Plaza I Limited Partnership to be the developers.

SCHEDULE: Occupancy of Phase I is expected to start in late 1989.

FUNDING: Total development cost is estimated to be \$21 million. A combination of public and private funds are being used.

7. PROJECT: Parcel 22 is a vacant site of more than 3.5 acres located along Tremont Street between Prentiss and Ruggles Street. On the parcel will be developed 150-200 mixed-income, owner-occupied, low-rise residences along with parking and 2-5,000 square feet of neighborhood-serving retail space.

SPONSOR: The MBTA and Public Facilities Department of the City are currently seeking a developer to undertake the project.

SCHEDULE: A private developer for the project will be chosen in the Fall of 1989.

FUNDING: The total development cost will be \$20 million. Funding will primarily be from private sources with some public subsidy.

8. PROJECT: Fountain Hill Square is a 124-unit, mixed-income condominium development which will be constructed in two phases. The site is located on Fountain, Herman, and Circuit Streets.

SPONSOR: The BRA designated Taylor Properties, Inc. to develop the project.

SCHEDULE: Occupancy of the first phase of the development will begin sometime in 1989.

FUNDING: Total development costs are estimated at \$12.5 million. Financing is a combination of private and public funds.

9. PROJECT: New Roxbury Post Office containing 40,000 square feet and 100 parking spaces for customers and employees located on BRA Parcel P-2C at the corner of Shawmut Avenue and New Dudley Street.

SPONSOR: United States Postal Service is the developer using BRA land.

SCHEDULE: Design is underway with an estimated completion date of September 1989. Construction completion is scheduled for Fall 1991.

FUNDING: Project cost is \$10 million and will be paid for from U.S. Post Office Service funds.

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10A. PROJECT: Roxbury Heritage State Park: Reconstruction and expansion of the historic Dillaway-Thomas House as a resource center for the Park program.

SPONSOR: State Department of Environmental Management.

SCHEDULE: Design is underway. Construction is expected to start in late 1989.

FUNDING: Cost estimate is \$2 million from State Bond Funds.

10B. PROJECT: Roxbury Heritage State Park: Construction of a Visitors Center using the existing Nawn Factory along with parking and landscaping.

SPONSOR: State Department of Environmental Management.

SCHEDULE: Preliminary design is underway. Construction is scheduled for late 1990 or early 1991.

FUNDING: Cost estimate is \$3 million from State Bond Funds.

11. PROJECT: Redevelopment of Dudley terminal through selective demolition and reuse of significant elements of the existing terminal building for bus and transit shelters.

SPONSOR: MBTA.

SCHEDULE: Preliminary design is underway with contract scheduled to be advertised in Summer 1989.

FUNDING: Cost estimate is \$3 million from Federal and State funds.

12. PROJECT: Construction of Orange Line replacement service from Dudley Terminal to Boylston Station. Options under consideration are LRV, electric bus and bus.

SPONSOR: MBTA.

SCHEDULE: Analysis of the new electric bus option is underway. A decision on the type of replacement is expected to be made in 1989. Construction schedule depends on the option but could take place in 1989-1995.

FUNDING: Construction cost depends on the option chosen and could range from \$15 to 75 million. State and/or Federal funds would be used.

13. PROJECT: Winslow Court I & II: Housing development in two phases. Phase I is 24 units. Phase II is 100 units.

SPONSOR: The Opportunities Industrialization Center is the developer using BRA land.

SCHEDULE: Phase I is completed and being occupied. Phase II construction is expected to start in 1990.

FUNDING: Phase I development cost is \$2.7 million. Phase II cost is \$11 million. Both phases use a combination of public/private financing.



14. **PROJECT:** St. James Estates is a 22-unit residential development.
- SPONSOR:** St. James Estates Partnership is the developer using BRA land.
- SCHEDULE:** Construction is underway. Occupancy is expected to start in the summer of 1989.
- FUNDING:** Total development cost exceeds \$2 million. Financing is mostly from private sources.
15. **PROJECT:** Parmalee Court is a 74-unit residential development.
- SPONSOR:** York Bay Development Corp. is the developer using BRA land.
- SCHEDULE:** Construction is expected to start in 1989.
- FUNDING:** Total development cost is estimated at \$12.5 million using a combination of public and private financing.
16. **PROJECT:** Roxbury Corners is a 48-unit residential development with 7,000 GSF of commercial space.
- SPONSOR:** The developer is a joint venture of the Boston Bank of Commerce and the Lower Roxbury Community Development Corporation using BRA land and buildings.
- SCHEDULE:** Construction will commence in late 1989.
- FUNDING:** Total development cost is estimated to be \$7.6 million. Public and private financing will be used.

17. **PROJECT:** Improvements to the John Eliot Square area including street reconstruction and sidewalks, lights, and street trees that restore the historic character of the area and reinforce the Roxbury Heritage State Park.
- SPONSOR:** Boston Redevelopment Authority and Department of Environmental Management (DEM).
- SCHEDULE:** Preliminary design is underway. Construction is expected in the Spring of 1990.
- FUNDING:** Total cost is \$1.8 million; 1 million from city capital funds and .8 million from DEM.
18. **PROJECT:** Dudley Station/Roxbury Commercial Area Revitalization District (Dudley CARD). CARD is a State program aimed at arresting and reversing the decline of old commercial districts by making available State grant and financial programs.
- SPONSOR:** State Executive Office of Communities and Development.
- SCHEDULE:** The Dudley CARD was established in 1979.
- FUNDING:** Designation as a CARD makes the area eligible for the State Off-Street Parking Facilities Program, the Urban Job Incentive Program, the Economic Development Set-Aside Program and the Community Development Action Grant Program.
19. **PROJECT:** Dudley Station District. District listed on the National Register of Historic Places includes 43 buildings and is bounded by Warren Street, Washington Street, Dudley Street, Guild Row and Roxbury Avenue.
- SPONSOR:** Boston Landmarks Commission.
- SCHEDULE:** District designated in 1985.
- FUNDING:** Makes area potentially eligible for tax credits and grant funds.

20. **PROJECT:** John Eliot Square District: District listed on the National Register of Historic Places includes 19 buildings in the area of the 1st Church.

**SPONSOR:** Boston Landmarks Commission.

**SCHEDULE:** District designated in 1973.

**FUNDING:** Designation potentially makes tax credits and grant funds available.